

# Preliminary Assessment Report

## Project 3017685, 9601 35TH AVE SW

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**Assessment Completed:** 5/29/2014

**Project Description:** Temporary construction office for work on King Co CSO project. (laydown/storage yard for a King County Barton SCO project. The area is used as a material storage area) - it's for 6 month temporary use permit.

**Primary Applicant:** [Erin Redmond](#)

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

### Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Department of Planning and Development (DPD) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with DPD. **Please bring a copy of this report to your intake appointment.**

### Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

#### DPD Drainage Requirements

Kevin Donnelly, (206) 684-5051, [Kevin.Donnelly@seattle.gov](mailto:Kevin.Donnelly@seattle.gov)

#### DPD Land Use Requirements

Edgardo R Manlangit, (206) 684-5043, [Ed.Manlangit@Seattle.Gov](mailto:Ed.Manlangit@Seattle.Gov)

#### DPD Preapplication Site Visit Requirements

Roger E Moore, (206) 733-9039, [Roger.Moore@seattle.gov](mailto:Roger.Moore@seattle.gov)

#### Seattle City Light Requirements

Ray Ramos, (206) 615-1193, [ray.ramos@seattle.gov](mailto:ray.ramos@seattle.gov)

#### Seattle Department of Transportation Requirements

Matthew Tabalno, (206) 684-3164, [matthew.tabalno@seattle.gov](mailto:matthew.tabalno@seattle.gov)

#### Seattle Public Utilities Requirements

Jennyfer Jacobsen, (206) 684-8766, [JacobsJS@seattle.gov](mailto:JacobsJS@seattle.gov)

#### Water Availability

P Kimani, [Karen.Younge@Seattle.Gov](mailto:Karen.Younge@Seattle.Gov)

## Other Resources

- General questions about the permit process: Contact the DPD Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [DPD](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

## Requirements

### **DPD Drainage Requirements**

The following requirements are based on the current stormwater and side sewer codes.

#### **Existing Public Drainage Infrastructure**

Sanitary sewer main location: 35th Ave SW

Sanitary sewer main size: 18-inches

Storm drainage main location: 35th Ave SW

Storm drainage main size: 12-inches

#### **Drainage**

The drainage point of discharge (SMC 22.805.020) is located at: On site (infiltration). Existing service drain system

#### **Flow Control Compliance**

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. A completed [Construction Stormwater Control and Soil Amendment Standard Plan](#) is required.

#### **Water Quality**

No requirements

#### **Permanent and Temporary Dewatering**

Per SMC 21.16.110, the proposed project requires a separate side sewer permit for temporary dewatering based on the following: Other. Submit construction stormwater control plans appropriate to a mobilization area.

The footing drain (if part of building plan) point of discharge ([DPD DR 4-2011](#)) is located at the following: Public storm drain system.

### **DPD Land Use Code Requirements**

#### **Street Requirements**

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

##### **SW ROXBURY ST**

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

##### **35TH AVE SW**

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

##### **SW 97TH ST**

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

## **Pre-Application Site Visit (PASV) Requirements**

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

**Note:** Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

The site plan did not include the following existing or proposed elements:

1) Existing contours @ 2'-0 intervals. 2) Existing trees (see note below). 3) Exposed height of existing retaining walls/rockeries.

### **ECA Mapping Unit and Type**

Non-ECA

### **Earth Disturbance**

Please show all existing and proposed retaining walls/rockeries and the exposed height.

### **Existing ROW Conditions**

#### **SW ROXBURY ST**

Street conditions:

Concrete paving

Asphalt paving

Visible pavement width is: 42 LF

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 6 inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way. Inlet @ SW quad of SW Roxbury St & 35th Ave SW.

It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

#### **35TH AVE SW**

Street conditions:

Concrete paving

Asphalt paving

Visible pavement width is: 42 LF

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 6 inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way. Inlet @ SW quad of 35th Ave SW & SW Roxbury St.

It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

#### **SW 97TH ST**

Street conditions:

Asphalt paving

Visible pavement width is: 21 LF

Curb conditions:

No curb adjacent to site

A storm inlet does not appear to be located <350 ft from the site and prior to crossing a public right of way.

## Potential Impacts to Seattle Parks Property

No parks property in vicinity

## Tree Protection

Trees greater than 6 inches in diameter as measured 4.5 ft above ground are present on the site but not shown on the site plan. Show the dripline of

- 1) **all** trees on the site,
- 2) adjacent trees that encroach on the site that are greater than 6 inches in diameter as measured 4.5 ft above ground, and
- 3) **all** trees located in the adjacent ROW.

Include common and scientific names for all trees shown. For more information, see [Director's Rule 16-2008](#) and [Tip 242](#).

## Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual ([DR 16-2009, Volume 2](#)).

**Show the following on the [Construction Stormwater Control and Soil Amendment Standard Plan](#):**

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Place silt-trapping inserts in receiving catch basins located within 10 feet of construction entrance.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or [online](#) at <http://web1.seattle.gov/DPD/InspectionRequest/default.aspx>.

## Inspectors Notes

No additional Inspector's notes.

## Seattle City Light Requirements

### Street/Alley Requirements

#### SW ROXBURY ST

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960 and OSHA 1910.333(c)(3)(i). Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This SCL work is done at the project's expense. There are overhead high voltage lines along SW Roxbury St.

Other requirements: There are underground high voltage lines and electrical facilities in the area. Before digging contact the Utilities Underground Location Center ("One-Call") at 1-800-424-5555 two business days in advance to locate and mark underground utilities, per State law (RCW 19.122).

#### 35TH AVE SW

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960 and OSHA 1910.333(c)(3)(i). Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This SCL work is done at the project's expense. There is an overhead high voltage line along 35th Ave SW.

#### SW 97TH ST

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960 and OSHA 1910.333(c)(3)(i). Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This SCL work is done at the project's expense. There is an overhead high voltage line along SW 97th St.

Other requirements: Seattle City Light has secondary overhead electrical wires and guy wires running along SW 97th St. Any work at the site must not damage these overhead wires. Minimum clearance from these lines is 5 feet.

## Notes to Applicant

For SCL-related electrical advice or consultation, please contact your Electrical Service Representative well in advance. Your Electrical Service Representative is: Tom Gravell, 206-386-1672, [thomas.gravell@seattle.gov](mailto:thomas.gravell@seattle.gov). Be advised that it is the applicant's responsibility to seek guidance from SCL. Failure to contact SCL at your

earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

## **SDOT Requirements**

Based on the information provided at this time, it appears that no street improvements are **required**. All work in the right-of-way requires a permit. Therefore, if you are planning discretionary improvements you should contact SDOT as soon as possible. Be advised that it is the applicant's responsibility to seek guidance from SDOT Street Use should the scope of the project change, or should the applicant become aware of proposed construction in the ROW. Failure to contact SDOT at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

## **SPU Requirements**

### **Water Availability**

Your water availability assessment has been approved.

Water Availability Certificate reference number: 20140959

Water Availability Certificate status: Approved with No Changes

Prepared by: Richard F Wilson

### **Existing Water System Information**

Proximity of nearest fire hydrant is: 3 feet E of property. Meets standards.

Water Main:

Size: 8 inches	Material: Ductile Iron	Class: 52
- Standard		
- Abutting		

Water Main is available to serve in: SW Roxbury St

Distance of main to S margin of street is 40 feet.

Public ROW width is 60 feet.

Water Service(s):

Size: 2"	Material: Other/unknown
Size: 8"	Material: Other/unknown

For all multifamily, commercial, and industrial properties, the requirements for solid waste storage and pickup are outlined in SPU CAM 1301, available on the web at:

[http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos\\_004542.pdf](http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos_004542.pdf). For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, [Liz.Kain@seattle.gov](mailto:Liz.Kain@seattle.gov).

### **Other Requirements**

## **Other Requirements**

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD Tip 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation) to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to Tip 208 for information regarding the application requirements for a SEPA review and Tip 3000 for information regarding landmarks and historic preservation.

If the scope of your proposed project changes before your DPD intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes

before our DPD intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, [Michale.Crooks@seattle.gov](mailto:Michale.Crooks@seattle.gov), or visit the [Licensing and Tax Administration Division website](#).